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Robert Horton
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AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 22, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUEST FOR APPROVAL OF ADMINISTRATIVE APPEAL – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 4. Administrative Appeal AA08-01: Buckey Lee Turk, Jr.** **R. Haynes**
An appeal of the Site Development Review Committee's decision to deny off-street parking spaces to extend into public right-of-way for South Texas Avenue, specifically in front of property located at 3828 South Texas Avenue, occupying Lot 2 in Block 1 of North Oakwood Subdivision in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

- 5. Rezoning [RZ08-14](#): Blackcliffs Investment, LLC ([Drawing](#))** **M. Zimmermann**
A request to change the zoning classification from Agricultural-Open District (A-O) to a combination of Multiple-Family District (MF) and Retail District (C-2) on 26.41 acres of vacant land out of Stephen F. Austin League No. 10, adjoining the north side of Old Reliance Road and extending 700 – 1,500 feet northeast from its intersection with North Earl Rudder Freeway (State Highway 6) in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF A VARIANCE AND A REPLAT RELATED TO PROPERTY IN BLOCK 2 OF STOVALL ADDITION – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals of the Planning Variance may be directed to City Council).

- 6. Planning Variance [PV08-11](#): B/CS Habitat for Humanity** **M. Zimmermann**
A request for approval of a variance from the minimum 50-foot width required of lots in residential zoning districts, to allow the creation of six new lots, each of which would be only 49.16 feet wide on 0.77 acres of land adjoining the north side of Cassib Street between Aggie Way and Thompson Street, being part of Lot 4 and all of Lots 10-13 in Block 2 of Stovall Addition in Bryan, Brazos County, Texas.
- 7. Replat [RP08-07](#): Stovall Addition, Block 2 ([Drawing](#))** **M. Zimmermann**
A proposed resubdivision of parts of Lots 4 and 6 and all of Lots 5 and Lots 10-13 in Block 2 of Stovall Addition, being 1.26 acres of land located between W. 28th and Cassib Streets, being in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF VARIANCE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 8. Planning Variance [PV08-12](#): Felipe Jesus Tiu** **M. Zimmermann**
A request for approval of a variance from the minimum 7.5-foot side building setback generally required on lots in residential zoning districts, to allow a new single-family home to extend within 6.25 feet of both side property lines on approximately 0.2 acres of land adjoining the northeast side of Rabbit Lane approximately 100 feet northwest from its intersection with Tabor Road, being Lot 2 in Block 1 of Tara Ridge Subdivision in Bryan, Brazos County, Texas.

PROPOSED AMENDMENT TO THE TEXT OF THE ZONING ORDINANCE – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

- 9. Zoning Ordinance Text Amendment [TA08-01](#): City of Bryan** **L. Guindi**
Discussion and action as appropriate regarding a proposed amendment to Bryan Code of Ordinances, Section 130-3, “Definitions”, so as to amend the definition of the term “adult entertainment” and to amend Section 130-2 “Purpose” to provide for specific purposes for these amendments and legislative findings to support these amendments as well as for ratification or to affirm the placement of “adult entertainment” uses in the current classification under Industrial District.

10. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, June 5, 2008 at 6:00 p.m. in Council Chambers on the first floor of the Bryan Municipal Building, 300 S. Texas Avenue.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR AT (979) 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.